

Edison Housing Authority Board Meeting
Julius Engel Gardens
1 Willard Dunham Drive, Edison, NJ
(Community Room)

Tuesday, June 18, 2024
6:00 pm

AGENDA

Call to Order

Pledge of Allegiance

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 28, 2023 and a copy of the notice was published in the Home News Tribune on January 7, 2024. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the Municipal Building.

4. Roll Call

5. Approval of May 21, 2024, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|---|
| 1-6-2024 | Resolution to approve vouchers for payment of invoices in the amount of \$140,972.89 for the month of June. |
| 2-6-2024 | Resolution by the Board of the Edison Housing Authority to Adopt the FY 2024-2025 Budget. |
| 3-6-2024 | Resolution by the Board of Commissioners of the Edison Housing Authority to adopt the revised Admissions and Continued Occupancy Policy at the Edison Housing Authority. |
| 4-6-2024 | Resolution by the Board of Commissioners of the Edison Housing Authority to adopt the revised Housing Choice Voucher Administrative Plan at the Edison Housing Authority. |

Edison Housing Authority Board Meeting
Julius Engel Gardens
1 Willard Dunham Drive, Edison, NJ
(Community Room)

Tuesday, June 18, 2024
6:00 pm

- | | |
|----------|--|
| 5-6-2024 | Resolution to award a contract for landscaping services at Robert Holmes Gardens and Julius Engel Gardens to D'Onofrio and Son Inc. |
| 6-6-2024 | Resolution to award a contract for Integrated Pest Management Services to E & G Exterminators, Inc. at Robert Holmes Gardens and Julius Engel Gardens for a two-year term. |

7. Old Business:

- a.) Basketball and Tennis Court Update
- b.) RAD Update

8. New Business:

- Executive Director Report
- a.) Highland Park
- b.) FSS Grant

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
 REGULAR BOARD MEETING
Robert E. Holmes Gardens
 Tuesday, May 21, 2024
 6:00 PM
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the community room. The meeting was called to order at 6:22 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Home News Tribune on December 28, 2023 and a copy of the notice was published in the Home News Tribune on January 7, 2024. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the Municipal Building.

Roll Call:

In attendance: Chairman, Barry Telesnick, Commissioner Deborah Andrews, Commissioner Sonali Patel, Commissioner Brent Scott, Commissioner William Thomas, Deborah Hurley, Executive Director, Terrence Corriston, Esq., EHA Counsel.

Absent: Vice Chairman Lennox Small, Ed.D.,
 Commissioner Toni Johnson

Approval of April 16, 2024, Regular Meeting Minutes

Motion: Commissioner Sonali Patel

Second: Commissioner William Thomas

Discussions: None

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.			X	
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas	X			

Resolution 1-5-2024 to Approve Vouchers for Payment of Invoices in the Amount of \$91,862.13 for the Month of May 2024.

Motion: Commissioner Sonali Patel

Second: Commissioner William Thomas

Discussions: There was a discussion regarding payment for line item Terrel Bradley payment. Executive Director, Deborah Hurley mentioned that he has been paid to assist the housing authority part-time in keeping the grounds clean at Robert Holmes Gardens with a specific task of gathering and returning the shopping carts to Stop and Shop. The grocery store use have a person that was assigned to retrieving the carts at Robert Holmes Gardens. However, the person no longer works at the store. Residents not returning the shopping carts to Stop and Shop has always been a concern and adds to the clutter of the property. Therefore, there will always be a need for such service at the authority.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.			X	
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas	X			

Resolution 2-5-2024 to Ratify the Late Introduction and Submission of The Edison Housing Authority Budget for The Fiscal Year Ended July 1, 2024 to June 30, 2025 (May 21, 2024)

Motion: Commissioner William Thomas

Second: Commissioner Sonali Patel

Discussions: Ralph Polcari, Polcari and Polcari presented an overview of the budget via zoom. Page F4 was discussed the most because it proposes expenses. The Capital Fund is also included, like the heating pipes. Page F4 also includes the option to hire someone to provide the service of a Social Worker. Overall, the budget has increased some. The Edison Housing Authority is doing well.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.			X	
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas	X			

Resolution 3-5-2024 by the Commissioners of The Edison Housing Authority to Authorize the Signatures of Chairman Barry Telesnick, Vice Chairman Lennox H. Small, Commissioner Deborah Andrews, Treasurer, and Executive Director, Deborah Hurley to be Added to The Public Housing Business Checking and Money Market Accounts at Provident Bank.

Motion: Chairman Barry Telesnick

Second: Commissioner William Thomas

Discussions: Executive Director, Deborah Hurley indicated that the resolution allow us to update the bank accounts by authorizing and adding new commissioners as signators and removing former Commissioner Carlos N. Sanchez as an approved signator.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.			X	
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas	X			

Old Business:

New Business: a.) Executive Director Report:

- Edison Township Police – Meeting to remove abandoned cars from property. Also, they are ticketing trucks that are parking on Wintergreen. We are in the process of issuing trespassing letters to individuals who disrupt the community and additional cameras will be added to the property.
- RAD – We are presently conducting a financial assessment. In addition, grant was submitted to the Federal Affordable Home Loan Bank, which BCB Bank was gracious to sponsor. The next community meeting will be scheduled this summer.
- Edison Affordable Housing Board - Executive Director had a meeting with Leslie Stivale who has agreed to be the chair, since Carlos Sanchez is no longer on the board. Ms. Stivale had the experience and knowledge for this position. June 17th is the next meeting.
- EHA Staff – Evaluations for staff will be conducted by the first week of July.
- Highland Park – Denise Blake, Housing Director and myself will be conducting evaluations. We are in the middle of securing quotes for a new landscaper. HUD will be doing an on-site visit soon the week of June 24th and 25th.

- STEM program- EHA submitted another grant to the township's CDBG program to support the STEM program.
- NJNAHRO conference – Barry Telesnick, Board Chair mentioned that the NJNAHRO conferences in Atlantic City will now requires attendees to sign-in when attending classes. This is track people who are not attending the sessions. No longer can you attend the conference and not attend classes. The sign-in sheets will be sent to HUD.

Open to Public at 6:58 pm

Motion: Commissioner William Thomas

Second: Commissioner Brent Scott

Public Portion: No Discussion

Close Public Portion: 6:58 pm

Motion: Commissioner William Thomas

Second: Commissioner Brent Scott

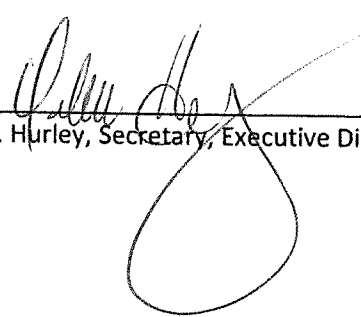
Motion to adjourn: Commissioner William Thomas

Second: Commissioner Deborah Andrews

Adjourned: 6:59 pm

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.			X	
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas	X			



 Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Check Name	SSN / TIN	Check Address	Print 1099				
AB Universal Messaging	56-2554760	PO Box 195 Spring Lake NJ 07762	Yes				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/07/2024	5765	CHK	73800518202 4	answering service and Patch charges - June 2024	06/24	\$114.24	\$114.24
06/14/2024	5781	CHK	73800615202 4	answering service and Patch charges - July 2024	06/24	\$107.04	\$107.04
Totals For Vendor: AB Universal Messaging							\$221.28
Aflac		1932 Wynnton Road Columbus GA 31999-0797	No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/07/2024	5766	CHK	286071	insurance premium - May 24	06/24	\$396.75	\$396.75
Totals For Vendor: Aflac							\$396.75
Amazon Capital Services, Inc	45-3328644	PO BOX 035184 Seattle WA 98124	No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5782	CHK	1T1D-WFMC- PKGQ	office supplies-American flag, Kitchen mat, standing desk	06/24	\$258.00	\$258.00
Totals For Vendor: Amazon Capital Services, Inc							\$258.00
April Mobley		7 Catherine St. Carteret NJ 07008	No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5783	CHK	052924	Mileage for Food Pantry 120 miles for May 24	06/24	\$80.40	\$80.40
Totals For Vendor: April Mobley							\$80.40
Breslin and Breslin, P.A.		41 Main Street Hackensack NJ 07601-7087	No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5784	CHK	052024	Eviction complaints filed for 16 tenants @\$57	06/24	\$962.98	
			043024	legal services for April 2024	06/24	\$2,580.00	\$3,542.98
Totals For Vendor: Breslin and Breslin, P.A.							\$3,542.98
By Lander Hardwood Floors	083-46-9572	PO Box 717 Bamegat NJ 08005	Yes				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5785	CHK	1687	REH- apt12F stair and upstairs sand	06/24	\$750.00	\$750.00
Totals For Vendor: By Lander Hardwood Floors							\$750.00
Corbett Exterminating, Inc.		284 Sheffield Street Unit: Suite 2 Mountainside NJ 07093	No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5786	CHK	0569896-IN	JEG Unit F5, Bed bug treatment on 4/26/24	06/24	\$400.00	\$400.00
Totals For Vendor: Corbett Exterminating, Inc.							\$400.00
De Lage Landen Financial		PO Box 41602 Philadelphia PA 19101-1602	No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5787	CHK	82752776	REH copier lease 06/15/2024 -07/14/2024	06/24	\$366.37	\$366.37
Totals For Vendor: De Lage Landen Financial Services, Inc.							\$366.37

Deborah Hurley		1434 Maplewood Terrace Plainfield NJ 07060			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5788	CHK	053024	Lunch for staff meeting on 5/30/24	06/24	\$66.44	
			061424	Breakfast for NSPRIE Training on 06/14/24	06/24	\$52.09	\$118.53
Totals For Vendor: Deborah Hurley							\$118.53
D'Onofrio & Son Landscaping		47 Van Ness Terrace Maplewood NJ 07040			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5789	CHK	33770	REH & JEG lawn maint.- May 2024 (2 of 3)	06/24	\$4,875.00	\$4,875.00
Totals For Vendor: D'Onofrio & Son Landscaping							\$4,875.00
Elizabethtown Gas		PO Box 6031 Bellmawr NJ 08099			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/07/2024	5767	CHK	3922309254-051724	REH gas 04/18/24 to 05/17/24-15 beaver Ave.	06/24	\$704.60	\$704.60
Totals For Vendor: Elizabethtown Gas							\$704.60
Enes Service Center LLC		247 Central Avenue Metuchen NJ 08840			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5790	CHK	053124	Gas fuel - May 2024	06/24	\$335.60	\$335.60
Totals For Vendor: Enes Service Center LLC							\$335.60
FedEx		PO Box 371461 Pittsburgh PA 15250-7461			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5791	CHK	8-504-58021	Packages sent to Insurance company	06/24	\$46.07	\$46.07
Totals For Vendor: FedEx							\$46.07
Gannett New York-New		PO Box 631202 Cincinnati OH 45263-1202			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5792	CHK	0006430976	Publication for pest management, REH Ground Maintenance	06/24	\$165.06	\$165.06
Totals For Vendor: Gannett New York-New Jersey LocalIQ							\$165.06
General Security		971 Lehigh Avenue Union NJ 07083			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/07/2024	5768	CHK	1916938	annual fire alarm system inspection 5/29/24	06/24	\$875.00	\$875.00
Totals For Vendor: General Security							\$875.00
Home Depot Credit Services		Dept 32 - 2531888992, PO Box 70293 Philadelphia PA 19176-8992			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5793	CHK	5011342	REH maint materials	06/24	\$1,238.38	
			8324663	REH maint materials	06/24	\$60.00	
			6012361	REH maint materials	06/24	\$471.56	
			5285280	REH maint materials	06/24	\$195.81	
			4321130	REH maint materials	06/24	\$234.46	
			2012668	Jeg maint material	06/24	\$84.24	\$2,284.45
Totals For Vendor: Home Depot Credit Services							\$2,284.45
InterGlobe Communications		4295 Arthur Kill Road Staten Island NY 10309			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total

06/14/2024 5794 CHK 241525721 REH telephone service - 06/24 \$979.49 \$979.49
June 2024

Totals For Vendor: InterGlobe Communications, Inc. \$979.49

Interstate Waste Services of 22-3076098 PO Box 554744 Detroit MI 48255 No

Pay Date Pay Num Pay Type Inv Num Invoice Description Period Amount Doc Total

06/14/2024 5795 CHK 0009764713 REH trash service- June 06/24 \$2,000.00 \$2,000.00
2024
Account I#766660

Totals For Vendor: Interstate Waste Services of New Jersey \$2,000.00

Jolanta Kubacka 40 Koyen Street Fords NJ 08863 No

Pay Date Pay Num Pay Type Inv Num Invoice Description Period Amount Doc Total

06/14/2024 5796 CHK 061424 Mileage for the Food 06/24 \$93.57 \$93.57
Pantry -June 2024 & food
reim

Totals For Vendor: Jolanta Kubacka \$93.57

LEGO Education 06-1596353 13569 Collection Center Dr Chicago IL 60693 No

Pay Date Pay Num Pay Type Inv Num Invoice Description Period Amount Doc Total

06/14/2024 5797 CHK QUO-80392- 2 lego education BricQ 06/24 \$299.90 \$299.90
M1C7F5/0 Motion Prime set-STEM

Totals For Vendor: LEGO Education \$299.90

Marc Webb 10A Rev Samuel Carpenter Blvd Edison NJ 08820 No

Pay Date Pay Num Pay Type Inv Num Invoice Description Period Amount Doc Total

06/14/2024 5798 CHK 053024 reimb for Parking meter 06/24 \$36.05 \$36.05
exceeding time penalty to
attend the court for tenant

Totals For Vendor: Marc Webb \$36.05

Marczak's 247 Central Avenue Metuchen NJ 08840 No

Pay Date Pay Num Pay Type Inv Num Invoice Description Period Amount Doc Total

06/14/2024 5799 CHK 1393 Jeep oil change fee and oil 06/24 \$40.00 \$40.00

Totals For Vendor: Marczak's \$40.00

Miaill Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820 Yes

Pay Date Pay Num Pay Type Inv Num Invoice Description Period Amount Doc Total

05/31/2024 5763 CHK 052124 Food pantry and section 8 05/24 \$196.00 \$196.00
help -part time \$10
05/13/2024 to 05/21/2024

05/31/2024 5764 CHK 052324STEM Part time work 5.416 hrs. 05/24 \$54.16 \$54.16
@\$10 on 5/16/24 & 5/23/24
STEM

06/14/2024 5800 CHK 060524 Food pantry and section 8 06/24 \$250.84 \$250.84
help -part time \$10
5/23/24 to 6/5/24 and 5/13
& 6/10/24

Totals For Vendor: Miaill Wilson \$501.00

Middlesex Water Company PO Box 826538 Philadelphia PA 19182-6538 No

Pay Date Pay Num Pay Type Inv Num Invoice Description Period Amount Doc Total

06/07/2024 5769 CHK 5535300000 Water bill for JEG for 06/24 \$5,873.75 \$5,873.75
051424 04/12/24 to 05/14/24

06/14/2024 5801 CHK 5535300000 Water bill for JEG for 06/24 \$1,833.65 \$1,833.65
051424- balance 04/12/24 to 05/14/24-
balance

Totals For Vendor: Middlesex Water Company \$7,707.40

Mitchell's Plumbing and Heating, LLC				85-2317043 247 Speedwell Ave Morristown NJ - 07960		Yes	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5802	CHK	1006	REH-7A&7B Sewer Blockage-Remove sink Clog	06/24	\$750.00	
			1007	REH-Bld. 6 Sewer line crack-Remove sink Clog	06/24	\$750.00	
			1008	REH-1B mail Sewer line leak-install new pipe line	06/24	\$2,600.00	
			1009	REH -Bldg. 6E&6F Sewer line leak-Replaced new pipe	06/24	\$4,200.00	
			1012	REH 8A 8B, Leak on main heating pipe removed and replaced	06/24	\$3,300.00	
			1800	REH -Apt 8E Tub Waste and overflow leaking replaced	06/24	\$1,800.00	
			1015	REH Bld. 15 basement hot water boiler replaced	06/24	\$1,800.00	\$15,200.00

Totals For Vendor: Mitchell's Plumbing and Heating, LLC **\$15,200.00**

Nan McKay & Associates, Inc.				1810 Gillespie Way Ste 202 El Cajon CA 92020		No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5830	CHK	Inv289586	HCV Specialist training and Certification for April Mobley	06/24	\$1,350.00	\$1,350.00

Totals For Vendor: Nan McKay & Associates, Inc. **\$1,350.00**

NetConnect, Inc.				111 Storer Avenue Unit: Suite B2 Staten Island NY 10310		No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5803	CHK	N9176	remote & onsite maint. of networks-June 2024	06/24	\$1,176.58	\$1,176.58

Totals For Vendor: NetConnect, Inc. **\$1,176.58**

New Brunswick Parking Authority				106 Somerset St. 6th Floor-New Brunswick NJ 08902		No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	0	ZCA	042224	Parking ticket-Marc	05/24	\$42.00	
			042224	Parking ticket-Marc	05/24	(\$42.00)	\$0.00

Totals For Vendor: New Brunswick Parking Authority **\$0.00**

New Jersey American Water				Box 371331 Pittsburgh PA 15250-7331		No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5804	CHK	1018-21002190279	12 Wintergreen Ave WE Edison NJ- 04/26/24-05/28/24	06/24	\$252.18	\$252.18
06/14/2024	5805	CHK	1018-21002183781	2 WESTON FORBES CT C EDISON-04/26/24-05/28/24	06/24	\$341.85	\$341.85
06/14/2024	5806	CHK	1018-21002184069	6 WESTON FORBES CT D-04/26/24-05/28/24	06/24	\$189.40	\$189.40
06/14/2024	5807	CHK	1018-21002190243	8 Weston Forbes CT E Edison - 04/26/24-05/28/24	06/24	\$225.28	\$225.28
06/14/2024	5808	CHK	1018-21002190173	7 Weston Forbes CT. D Edison- 04/26/24-05/28/24	06/24	\$623.71	\$623.71
06/14/2024	5809	CHK	10182100218	4 WESTON FORBES CT C-04/26/24-05/28/24	06/24	\$297.01	\$297.01

06/14/2024	5810	CHK	1018- 21002183938 5 052824	5 WESTON FORBES CT B -04/26/24-05/28/24	06/24	\$2,076.69	\$2,076.69
06/14/2024	5811	CHK	1018- 21002190243 6 052824	8 Weston Forbes CT E Edison - 04/26/24-05/28/24	06/24	\$87.13	\$87.13
06/14/2024	5812	CHK	1018- 21002183632 4-052824	9 LYLE PL H EDISON WATER BILL-04/26/24- 05/28/24	06/24	\$618.81	\$618.81
06/14/2024	5813	CHK	1018- 21002183711 2 052824	3 WESTON FORBES CT D EDISON-04/26/24- 05/28/24	06/24	\$189.40	\$189.40
06/14/2024	5814	CHK	1018- 21002160560 5-052824	17 Beaver street A-REH water- 04/26/24-05/28/24	06/24	\$887.82	\$887.82
06/14/2024	5815	CHK	1018- 21002165669 6 052924	15 LYLE PLACE H EDISON-04/26/24- 05/28/24	06/24	\$1,614.17	\$1,614.17
06/14/2024	5816	CHK	10182100216 57798-052824	11 LYLE PL A -04/26/24- 05/28/24	06/24	\$502.24	\$502.24
06/14/2024	5817	CHK	1018 21002160495 4 052924	14 rev Samuel carpenter water 04/26/24-05/28/24	06/24	\$126.64	\$126.64

Totals For Vendor: New Jersey American Water \$8,032.33

New Jersey Public Housing No
PO Box 11487 Newark NJ 07101

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/07/2024	5770	CHK	NJPHA403- 2024SA	2024 property,gen/auto liability,WC,public official errors & omissions - 2nd half premium	06/24	\$66,288.50	\$66,288.50

Totals For Vendor: New Jersey Public Housing Authority JIF \$66,288.50

Nexacomm LLC No
1869 E. Sellice Way # 521 Post Falls ID 83854

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/07/2024	5771	CHK	0004862	JEG telephone service - June 2024	06/24	\$90.39	\$90.39

Totals For Vendor: Nexacomm LLC \$90.39

Optimum No
PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/07/2024	5772	CHK	07875-453477- 01-2 -062124	maintenance internet service 05/22/24-06/21/24 Weston Forbes APT C Basement	06/24	\$166.94	\$166.94
06/07/2024	5773	CHK	07875-207961- 03-9-062124	JEG Internet 05/22/24- 06/21/24	06/24	\$160.94	\$160.94
06/07/2024	5774	CHK	07875-386464- 01-1-062124	REH office internet 05/22/24-06/21/24	06/24	\$190.94	\$190.94

Totals For Vendor: Optimum \$518.82

Picture-It, Inc. No
1703 Route 27 Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5818	CHK	15085	31 medallion for STEM program	06/24	\$160.58	\$160.58
06/14/2024	5819	CHK	15133	4 nameplates-wood finish plastic	06/24	\$80.00	\$80.00

Totals For Vendor: Picture-It, Inc. \$240.58

Polcani & Co. No
2035 Hamburg Turnpike Unit: H Wayne NJ 07470

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5820	CHK	15684	accounting services - May 2024	06/24	\$3,300.00	\$3,300.00
Totals For Vendor: Polcari & Co.							\$3,300.00

PSE&G CO			PO Box 144444 New Brunswick NJ 08906-4444			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/07/2024	5775	CHK	7716007807-052224	Vacant Apt 15C -REH electric 04/24/24-05/22/24	06/24	\$11.36	\$11.36
06/07/2024	5776	CHK	1300007818-053024	REH Electric 04/23/24-05/22/24	06/24	\$2,384.14	\$2,384.14
06/07/2024	5777	CHK	6691572106-052224	JEG gas & electric 04/19/24-05/20/24	06/24	\$3,246.44	\$3,246.44
Totals For Vendor: PSE&G CO							\$5,641.94

Quadient-Finance USA, Inc.			PO Box 6813 Carol-Stream IL 60197-6813			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/07/2024	5778	CHK	79000440810-31555-052724	postage refill - May 2024	06/24	\$510.00	\$510.00
Totals For Vendor: Quadient Finance USA, Inc.							\$510.00

Quadient Leasing USA, Inc.			Dept 3682, PO BOX 123682 Dallas TX 75312-3682			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/07/2024	5779	CHK	Q1338249	postage meter Lease payment-05/10/24 to 08/09/24	06/24	\$205.01	\$205.01
Totals For Vendor: Quadient Leasing USA, Inc.							\$205.01

SMS Building Systems, LLC			2020 Fairfax Avenue Suite 202 Cherry Hill NJ 08003			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5821	CHK	203680	service calls on March 6 & march 25th camera not working, troubleshoot and repaired	06/24	\$931.77	\$931.77
06/14/2024	5822	CHK	203761	service call 5/29/2024 camera not working. Labor trouble shoot, Camera needs to be replaced	06/24	\$1,475.00	\$1,475.00
Totals For Vendor: SMS Building Systems, LLC							\$2,406.77

Staples			PO Box 70242 Philadelphia PA 19176-0242			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5823	CHK	7000604589	office supplies-REH water, cold cups & black binder	06/24	\$647.29	\$647.29
Totals For Vendor: Staples							\$647.29

Starlite Services LLC			27-4731068 PO Box 487 Perth Amboy NJ 08862			Yes	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
06/14/2024	5824	CHK	0074	REH- apt 12F vacant apt cleaning	06/24	\$354.00	\$354.00
Totals For Vendor: Starlite Services LLC							\$354.00

Steve's Appliance Doctor, Inc.			6 Eardley Road Edison NJ 08817			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total

06/14/2024	5825	CHK	43573	REH apt 2F Replaced stove burners not working	06/24	\$270.50	
			43681	REH apt 3A replaced Bake Ignition kit	06/24	\$217.60	
			43721	REH apt 4A Refrigerator Repaired	06/24	\$109.50	
			43284	JEG apt M3 Refrigerator not cooling repaired	06/24	\$296.60	
			43689	JEG apt L2 2 Burners cleaned and adjusted	06/24	\$197.20	
			43803	JEG apt H4 Refrigerator ice cube not working	06/24	\$89.50	\$1,180.90

Totals For Vendor: Steve's Appliance Doctor, Inc. \$1,180.90

Terrel Bradley		156-06-3231	1045 Grove Avenue Unit: 7A Edison NJ 08820			Yes	
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5826	CHK	060724	part time maint. help collecting shopping carts 05/14/24 to 06/07/24-8 hrs.	06/24	\$240.00	\$240.00

Totals For Vendor: Terrel Bradley \$240.00

text-em-all			3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75004			No	
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/07/2024	5780	CHK	96822	07/1/24-9/30/24 mass calling & texting service	06/24	\$357.00	\$357.00

Totals For Vendor: text-em-all \$357.00

The Brooke Group LLC		27-0950485	209 E. Egnor Drive Absecon NJ 08205			Yes	
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5827	CHK	EHA-GD04-2024	RAD Consulting - April 2024	06/24	\$3,712.50	\$3,712.50

Totals For Vendor: The Brooke Group LLC \$3,712.50

Verizon Wireless			PO Box 408 Newark NJ 07101-0408			No	
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5828	CHK	9965349650	cell phone service 04/29-05/28 2024	06/24	\$359.45	\$359.45

Totals For Vendor: Verizon Wireless \$359.45

Woodbridge Housing			800B Bunn's Lane Woodbridge NJ 07095			No	
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
06/14/2024	5829	CHK	5012024	Administrative fee for Social worker at HPHA- May 2024	06/24	\$2,083.33	\$2,083.33

Totals For Vendor: Woodbridge Housing Authority \$2,083.33

Grand Totals:	Total Payments: 46	\$140,972.89
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RESOLUTION # 1-6-2024

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of June in the amount of \$140,972.89.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-6-2024 shall be approved.

MOVED: Chairman Lennox Small, Ed.D.

SECONDED: Commissioner William Thomas

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott				X
Commissioner William Thomas	X			

PASSED AND ADOPTED THE 18 day of June, 2024

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting June 18, 2024

Deborah M. Hurley, Secretary, Executive Director

Fiscal Year Start Year End Year
 2024 - 2025

Housing Authority Budget of:
Edison Housing Authority

State Filing Year 2025

For the Period: *July 1, 2024* *to* *June 30, 2025*

www.edisonha.org
Housing Authority Web Address



Division of Local Government Services

**2025 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2025

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2024 to June 30, 2025

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: Paul Ewert Date: 6/14/2024

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: _____

2025 PREPARER'S CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2024 to June 30, 2025

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital annexed hereto, represents the members of the governing body's resolve with respect to statute in that; all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in form, and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	ralph@polcarico.com
Name:	Ralph A. Polcari, CPA
Title:	Fee Accountant
Address:	2035 Hamburg Turnpike - Unit H Wayne, NJ 07470
Phone Number:	973-831-6969
Fax Number:	9731-831-6972
E-mail Address:	ralph@polcarico.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.edisonha.org
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All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities.
 - The budgets for the current fiscal year and immediately preceding two prior years.
 - The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information *(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority).*
 - The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding two prior years.
 - The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the Authority to the interests of the residents within the Authority's service area or jurisdiction.
 - Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time date, location and agenda of each meeting.
 - The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years.
 - The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority.
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying Compliance: Deborah Hurley
 Title of Officer Certifying Compliance: Executive Director
 Signature: dhurley@edisonha.org

2025 APPROVAL CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2024 to June 30, 2025

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Edison Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on May 21, 2024.

It is further certified that the recorded vote appearing in the resolution represents not less than a of the full membership of the governing body thereof.

Officer's Signature:	dhurley@edisonha.org
Name:	Deborah Hurley
Title:	Executive Director
Address:	14 Rev Samuel Carpenter Blvd Edison, NJ 08260
Phone Number:	908-561-2525
Fax Number:	908-561-7517
E-mail Address:	dhurley@edisonha.org

2025 HOUSING AUTHORITY BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

WHEREAS, the Annual Budget for Edison Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 has been presented before the governing body of the Edison Housing Authority at its open public meeting of May 21, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$7,148,194.00, Total Appropriations including any Accumulated Deficit, if any, of \$7,039,875.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$210,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority, at an open public meeting held on May 21, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Edison Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 18, 2024.

Deborah Hurley
(Secretary's Signature)

21-May-24
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Brent Scott	X			
Barry Telesnick	X			
William Thomas	X			
Lennox Small, Ed. D.				X
Sonali Patel	X			
Toni Johnson				X
Deborah Andrews	X			

2025 ADOPTION CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2024 to June 30, 2025

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Edison Housing Authority, pursuant to N.J.A.C 5:31-2.3, on June 18, 2024.

Officer's Signature:			
Name:	Deborah Hurley		
Title:	Executive Director		
Address:	14 Rev Samuel Carpenter Blvd Edison, NJ 08260		
Phone Number:	908-561-2525	Fax:	908-561-7517
E-mail address:	dhurley@edisonha.org		

2025 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of June 18, 2024; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority at an open public meeting held on June 18, 2024 that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Brent Scott				
Barry Telesnick				
William Thomas				
Lennox Small, Ed. D.				
Sonali Patel				
Toni Johnson				
Deborah Andrews				

**2025 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

Answer all questions below using the space provided. Do not attach answers as a separate document.

1. Complete a brief statement on the Fiscal Year 2024 proposed Annual Budget and make comparison to the Fiscal Year 2023 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

Budgeted revenues are anticipated to be adequate to cover projected expenses for the budget year ended June 30, 2025, resulting in a budget surplus from operations of \$108,319. Anticipated revenues total \$7,148,194, an increase of \$498,212 (7.5%) from the prior fiscal year budget. Total appropriations budgeted for the fiscal year ended June 30, 2025 are \$7,039,875 an increase of \$431,551 (6.5%) from the prior fiscal year budget. Significant changes in budgeted variances of +/- 10% are as follows:

Revenues

Highland Park Fees are \$226,548, or 100.0% higher than the prior year, as the Authority now has a shared services agreement with HPHA.

Expenses

Administrative salaries and wages are \$115,523 (26.3%) higher than the prior year budget due to the hiring of additional employees and budgeted salary increases.

Administrative benefits are \$60,304 (26.4%) higher than the prior year budget due to the hiring of additional employees who receive benefits.

Miscellaneous administrative expenses are \$51,887 (14.4%) lower than the prior year budget, primarily because the prior year budgeted office expenses were too high.

Maintenance benefits are \$23,702 (20.6%) higher than the prior year budget due to increased health benefits costs and the allocation of pension expenses.

Insurance expense is \$47,000 (53%) higher than prior year budget because of increased premiums and prior year budget was too low.

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital/Program

The local/regional economy is weak but stable, especially due to Covid 19. The effects of the economy have been considered in projecting tenant income and resulting rental revenue and Housing Assistance Payment (HAP) expenses in the public housing and housing choice voucher programs. Thus, the state of the local/regional economy does not have a significant impact on the proposed budget.

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget (i.e. rate stabilization, debt service reduction, to balance the budget, etc.). If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.

N/A - unrestricted net position will not be utilized in the proposed budget.

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

Answer all questions below using the space provided. Do not attach answers as a separate document.

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.

Under federal, state and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make payments in lieu of taxes (PILOT) for the low income housing program in accordance with the provisions of the Cooperation Agreement with the City of Edison. Under the Cooperation Agreement, the Authority must pay the municipality the lesser of 10% of its net shelter rent or the approximate full real property tax.

5. The proposed budget must not reflect an anticipated deficit from 2024 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

Edison Housing Authority, excluding the discretely presented component unit, has a net position of \$1,538,278 per the most recent audited financial statements. The Authority does not anticipate a deficit in the proposed budget. The deficit in unrestricted net position of \$930,028 (again, excluding the component unit) is a direct result of OPEB and pension liabilities, related deferred inflows and deferred outflows. The Authority would require additional funding from HUD or a new revenue stream to eliminate this deficit.

(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report.

HOUSING AUTHORITY CONTACT INFORMATION 2025

Please complete the following information regarding this Authority. All information requested below must be completed.

Name of Authority:	Edison Housing Authority		
Federal ID Number:	22-6015626		
Address:	14 Rev Samuel Carpenter Blvd		
City, State, Zip:	Edison	NJ	08820
Phone: (ext.)	908-561-2525	Fax:	908-561-7517

Preparer's Name:	Ralph A. Polcari, CPA		
Preparer's Address:	Polcari & Company, CPAs 2035 Hamburg Turnpike Unit H		
City, State, Zip:	Wayne	NJ	07470
Phone: (ext.)	973-831-6969	Fax:	973-831-6972
E-mail:	ralph@polcarico.com		

Chief Executive Officer*	Deborah Hurley		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	908-561-2525	Fax:	908-561-7517
E-mail:	dhurley@edisonha.org		

Chief Financial Officer*	Sarayu Sameera		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	908-561-2525	Fax:	908-561-7517
E-mail:	ssameera@edisonha.org		

Name of Auditor:	Anthony Giampaolo		
Name of Firm:	Hymanson, Parnes & Giampaolo		
Address:	467 Middletown-Lincroft Road		
City, State, Zip:	Lincroft	NJ	07738
Phone: (ext.)	732-842-4550	Fax:	732-842-4551
E-mail:	hpgcpa@cpmcast.net		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

16

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$ 606,157.00

3. Provide the number of regular voting members of the governing body:

7

(5 or 7 per State statute)

4. Provide the number of alternate voting members of the governing body:

0

(Maximum is 2)

5. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

No

If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.

6. Was the Authority a party to a business transaction with one of the following parties:

a. A current or former commissioner, officer, key employee, or highest compensated employee?

No

b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee?

No

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

No

If the answer to any of the above is "yes", provide a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.

7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*?

No

**A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor.*

If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

8. Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

9. Did the Authority pay for meals or catering during the current fiscal year? No
If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? No
If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

11. Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?

- | | |
|---|----|
| a. First class or charter travel | No |
| b. Travel for companions | No |
| c. Tax indemnification and gross-up payments | No |
| d. Discretionary spending account | No |
| e. Housing allowance or residence for personal use | No |
| f. Payments for business use of personal residence | No |
| g. Vehicle/auto allowance or vehicle for personal use | No |
| h. Health or social club dues or initiation fees | No |
| i. Personal services (i.e. maid, chauffeur, chef) | No |

If the answer to any of the above is "yes", provide a description of the transaction including the name and position of the individual and the amount expended.

12. Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes

If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination? No
If "yes", provide explanation, including amount paid.

14. Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No
If "yes", provide explanation including amount paid.

15. Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No
If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

16. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)? No

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

17. Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations? No

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development? No

If "yes", attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

Use the space below to provide clarification for any Questionnaire responses.

The board of commissioers approves all initial employee salaries based on a comparability analysis prior to the beginning of each fiscl year. Any increase garnered during the fiscal year requires baord approval, at which time additional comparability analysis is performed. All employees are evaluated annually by the immediate supervisor and those evaluations are considered when detremining compensation for the next fiscal year. Only the executive director serves under a written employment contract.

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority.
- 3) List all of the Authority's former officers, key employees, and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial officer as officers, if applicable. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key Employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

Highest Compensated Employee: One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

Compensation: All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal, and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

Reportable Compensation (Use the most recent W-2 available): The aggregate compensation that is reported (or required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
Edison Housing Authority

For the Period: July 01, 2024 to June 30, 2025

Name	Title	Average Hours per Week Dedicated to Position	Position		Reportable Compensation from Authority (W-2/ 1099)				Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority			
			Commissioner	Officer	Highest Compensated Key Employee	Former	Base Salary/ Stipend	Bonus			Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1 Deborah Hurley	Executive Director	40	X					\$ 168,000.00	\$ -	\$ -	\$ 168,000.00		
2 Sarayu Sameera	CFO	40	X					\$ 63,000.00	\$ -	\$ -	\$ 63,000.00		
3 Brent Scott	Commissioner	1 X		X				\$ -	\$ -	\$ -	\$ -		
4 Barry Telesnick	Commissioner	1 X		X				\$ -	\$ -	\$ -	\$ -		
5 William Thomas	Commissioner	1 X		X				\$ -	\$ -	\$ -	\$ -		
6 Lennox Small, Ed. D.	Commissioner	1 X		X				\$ -	\$ -	\$ -	\$ -		
7 Sonali Patel	Commissioner	1 X		X				\$ -	\$ -	\$ -	\$ -		
8 Toni Johnson	Commissioner	1 X		X				\$ -	\$ -	\$ -	\$ -		
9 Deborah Andrews	Commissioner	1 X		X				\$ -	\$ -	\$ -	\$ -		
10													
11													
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31													
32													
33													
34													
35													
Total:									\$ 231,000.00	\$ -	\$ -	\$ 50,000.00	\$ 281,000.00

Schedule of Health Benefits - Detailed Cost Analysis

Edison Housing Authority

For the Period: July 01, 2024 to June 30, 2025

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	3	15,555.12	46,665.36	3	15,088.47	45,265.40	1,399.96	3.1%
Parent & Child	2	27,843.72	55,687.44	2	27,008.41	54,016.82	1,670.62	3.1%
Employee & Spouse (or Partner)	2	31,110.24	62,220.48	2	30,176.93	60,353.87	1,866.61	3.1%
Family	2	43,398.84	86,797.68	2	42,096.87	84,193.75	2,603.93	3.1%
Employee Cost Sharing Contribution (enter as negative -)			(10,000.00)			(10,000.00)		
Subtotal	9		241,370.96	9		233,829.83	7,541.13	3.2%
Commissioners - Health Benefits - Annual Cost								
Single Coverage								
Parent & Child								
Employee & Spouse (or Partner)								
Family								
Employee Cost Sharing Contribution (enter as negative -)								
Subtotal								
Retirees - Health Benefits - Annual Cost								
Single Coverage	1	5,003.64	5,003.64	1	4,853.53	4,853.53	150.11	3.1%
Parent & Child								
Employee & Spouse (or Partner)	1	40,055.88	40,055.88	1	38,854.20	38,854.20	1,201.68	3.1%
Family								
Employee Cost Sharing Contribution (enter as negative -)								
Subtotal	2		45,059.52	2		43,707.73	1,351.79	3.1%
GRAND TOTAL	11		286,430.48	11		277,537.57	8,892.91	3.2%

Is medical coverage provided by the SHBP (Yes or No)? Yes No

Is prescription drug coverage provided by the SHBP (Yes or No)? Yes No

**Edison Housing Authority
ACCUMULATED ABSENCE LIABILITY**

Resigning Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individually)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit (C* applicable items)	
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approving Labor Agreement	Resolution
TOTALS (ALL PAGES)	85.00	\$10,931.00	75.00	\$19,379.00		\$0.00		\$0.00				\$0.00
Total Funds Reserved per Most Recently Completed Audit:												
Total Funds Appropriated in Current Budget:												

N-4 (TOTAL) Accumulated Absence Liability

Schedule of Shared Service Agreements

Edison Housing Authority

For the Period: July 01, 2024 to June 30, 2025

If no shared services, check this box:
 Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.

Name of Entity Providing Service	Name of Entity Receiving Service	Type of Shared Service Provided	Comments (Enter more specifics if needed)	Agreement Effective Date	Agreement End Date	Amount to be Received by/ Paid from Authority
Edison Housing Authority	Highland Park Housing Authority	Executive Director, Maintenance and Administrative		1/1/2024	12/31/2024	\$ 226,548

**2025 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Edison Housing Authority
For the Period: July 01, 2024 to June 30, 2025

	<i>FY 2025 Proposed Budget</i>				FY 2024 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs			
REVENUES							
Total Operating Revenues	\$ 2,199,694	\$ -	\$ 3,985,000	\$ -	\$ 5,681,782	\$ 502,912	8.9%
Total Non-Operating Revenues	1,200	-	2,000	960,300	968,200	(4,700)	-0.5%
Total Anticipated Revenues	2,200,894	-	3,987,000	960,300	6,649,982	498,212	7.5%
APPROPRIATIONS							
Total Administration	846,528	-	360,000	60,000	1,139,688	126,840	11.1%
Total Cost of Providing Services	1,273,347	-	3,600,000	900,000	5,468,636	304,711	5.6%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Total Operating Appropriations	2,119,875	-	3,960,000	960,000	6,608,324	431,551	6.5%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	2,119,875	-	3,960,000	960,000	6,608,324	431,551	6.5%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	2,119,875	-	3,960,000	960,000	6,608,324	431,551	6.5%
ANTICIPATED SURPLUS (DEFICIT)	\$ 81,019	\$ -	\$ 27,000	\$ 300	\$ 41,658	\$ 66,661	160.0%

Revenue Schedule

Edison Housing Authority
For the Period: July 01, 2024 to June 30, 2025

	FY 2025 Proposed Budget				FY 2024 Adopted Budget			<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations			All Operations
OPERATING REVENUES										
<i>Rental Fees</i>										
Homebuyers' Monthly Payments				\$ -	\$ -	\$ -	#DIV/0!			
Dwelling Rental	840,000			840,000	792,000	48,000	6.1%			
Excess Utilities				-	-	-	#DIV/0!			
Non-Dwelling Rental	2,750			2,750	3,000	(250)	-8.3%			
HUD Operating Subsidy	1,003,496			1,003,496	968,982	34,514	3.6%			
New Construction - Acc Section 8				-	-	-	#DIV/0!			
Voucher - Acc Housing Voucher			3,960,000	3,960,000	3,768,000	192,000	5.1%			
Total Rental Fees	1,846,246	-	3,960,000	-	5,806,246	5,531,982	274,264	5.0%		
<i>Other Operating Revenues (List)</i>										
Incoming Portability Fees			25,000	25,000	27,400	(2,400)	-8.8%			
Other Tenant Charges	3,200			3,200	3,400	(200)	-5.9%			
Management Fee from EAH	5,000			5,000	5,000	-	0.0%			
Management Fee from HCV Program	71,400			71,400	68,000	3,400	5.0%			
Bookkeeping Fee from HCV Program	27,300			27,300	26,000	1,300	5.0%			
CDBG Grant	20,000			20,000	20,000	-	0.0%			
Highland Park HA Fees Earned	226,548			226,548	-	226,548	#DIV/0!			
							#DIV/0!			
							#DIV/0!			
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Total Other Revenue	353,448	-	25,000	-	378,448	149,800	228,648	152.6%		
Total Operating Revenues	2,199,694	-	3,985,000	-	6,184,694	5,681,782	502,912	8.9%		
NON-OPERATING REVENUES										
<i>Other Non-Operating Revenues (List)</i>										
Continuum of Care			960,000	960,000	965,000	(5,000)	-0.5%			
							#DIV/0!			
							#DIV/0!			
							#DIV/0!			
							#DIV/0!			
Total Other Non-Operating Revenue	-	-	-	960,000	960,000	965,000	(5,000)	-0.5%		
<i>Interest on Investments & Deposits (List)</i>										
Interest Earned	1,200		2,000	300	3,500	3,200	300	9.4%		
Penalties								#DIV/0!		
Other								#DIV/0!		
Total Interest	1,200	-	2,000	300	3,500	3,200	300	9.4%		
Total Non-Operating Revenues	1,200	-	2,000	960,300	963,500	968,200	(4,700)	-0.5%		
TOTAL ANTICIPATED REVENUES	\$ 2,200,894	\$ -	\$ 3,987,000	\$ 960,300	\$ 7,148,194	\$ 6,649,982	\$ 498,212	7.5%		

Prior Year Adopted Revenue Schedule

Edison Housing Authority

	<i>FY 2024 Adopted Budget</i>				Total All Operations
	Public Housing Management	Section 8	Housing Voucher	Other Programs	
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	792,000				792,000
Excess Utilities					-
Non-Dwelling Rental	3,000				3,000
HUD Operating Subsidy	968,982				968,982
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			3,768,000		3,768,000
Total Rental Fees	1,763,982	-	3,768,000	-	5,531,982
<i>Other Revenue (List)</i>					
Incoming Portability Fees			27,400		27,400
Other Tenant Charges	3,400				3,400
Management Fee from EAH	5,000				5,000
Management Fee from HCV Program	68,000				68,000
Bookkeeping Fee from HCV Program	26,000				26,000
CDBG Grant	20,000				20,000
Highland Park HA Fees Earned					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
Total Other Revenue	122,400	-	27,400	-	149,800
Total Operating Revenues	1,886,382	-	3,795,400	-	5,681,782
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Continuum of Care			965,000		965,000
					-
					-
					-
					-
					-
					-
					-
<i>Other Non-Operating Revenues</i>	-	-	-	965,000	965,000
<i>Interest on Investments & Deposits</i>					
Interest Earned	1,400		1,100	700	3,200
Penalties					-
Other					-
Total Interest	1,400	-	1,100	700	3,200
Total Non-Operating Revenues	1,400	-	1,100	965,700	968,200
TOTAL ANTICIPATED REVENUES	\$ 1,887,782	\$ -	\$ 3,796,500	\$ 965,700	\$ 6,649,982

Appropriations Schedule

Edison Housing Authority
For the Period: July 01, 2024 to June 30, 2025

	FY 2025 Proposed Budget					FY 2024 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
						Total All Operations	All Operations	All Operations
OPERATING APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages	408,078		105,754	40,250	\$ 554,082	\$ 438,559	\$ 115,523	26.3%
Fringe Benefits	210,350		69,054	9,481	288,885	228,581	60,304	26.4%
Legal	28,000		10,000		38,000	37,000	1,000	2.7%
Staff Training	7,500		7,500	2,500	17,500	16,000	1,500	9.4%
Travel	2,500		2,500	1,500	6,500	6,100	400	6.6%
Accounting Fees	43,200				43,200	43,200	-	0.0%
Auditing Fees	4,400		3,600	2,000	10,000	10,000	-	0.0%
Miscellaneous Administration*	142,500		161,592	4,269	308,361	360,248	(51,887)	-14.4%
Total Administration	846,528	-	360,000	60,000	1,266,528	1,139,688	126,840	11.1%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services					-	-	-	#DIV/0!
Salary & Wages - Maintenance & Operation	191,461				191,461	186,502	4,959	2.7%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	138,536				138,536	114,834	23,702	20.6%
Tenant Services	29,750				29,750	27,100	2,650	9.8%
Utilities	439,000				439,000	400,000	39,000	9.8%
Maintenance & Operation	296,000				296,000	290,000	6,000	2.1%
Protective Services					-	-	-	#DIV/0!
Insurance	132,000				132,000	85,000	47,000	55.3%
Payment in Lieu of Taxes (PILOT)	40,100				40,100	39,200	900	2.3%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	6,500				6,500	6,000	500	8.3%
Other General Expense					-	-	-	#DIV/0!
Rents			3,600,000	900,000	4,500,000	4,320,000	180,000	4.2%
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment					-	-	-	#DIV/0!
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	1,273,347	-	3,600,000	900,000	5,773,347	5,468,636	304,711	5.6%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	2,119,875	-	3,960,000	960,000	7,039,875	6,608,324	431,551	6.5%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve					-	-	-	#DIV/0!
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
TOTAL APPROPRIATIONS	2,119,875	-	3,960,000	960,000	7,039,875	6,608,324	431,551	6.5%
ACCUMULATED DEFICIT	-	-	-	-	-	-	-	#DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,119,875	-	3,960,000	960,000	7,039,875	6,608,324	431,551	6.5%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 2,119,875	\$ -	\$ 3,960,000	\$ 960,000	\$ 7,039,875	\$ 6,608,324	\$ 431,551	6.5%

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 105,993.75 \$ - \$ 198,000.00 \$ 48,000.00 \$ 351,993.75

HOUSING AUTHORITY PROPOSED APPROPRIATIONS APPROPRIATION DETAIL PAGE

Edison Housing Authority

For the Period: July 01, 2024 to June 30, 2025

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
RAD Consultant	45,000.00				45,000.00
Telephones & Answering Svcs	20,000.00				20,000.00
Office Supplies	17,500.00				17,500.00
STEM Program Expenses	20,000.00				20,000.00
Sundry (IT Exps, Copier Lease, Postage Dues, Advertising, Background Checks)	40,000.00				40,000.00
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Edison Housing Authority

For the Period: July 01, 2024 to June 30, 2025

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

Line Item:	Public Housing Mgt.	Section 8	Housing Voucher	Other Programs	Total
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Prior Year Adopted Appropriations Schedule

Edison Housing Authority

FY 2024 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	320,108		83,173	35,278	\$ 438,559
Fringe Benefits	165,488		49,579	13,514	228,581
Legal	25,000		12,000		37,000
Staff Training	7,000		7,000	2,000	16,000
Travel	2,100		2,500	1,500	6,100
Accounting Fees	43,200				43,200
Auditing Fees	4,500		4,500	1,000	10,000
Miscellaneous Administration*	160,000		188,248	12,000	360,248
Total Administration	727,396	-	347,000	65,292	1,139,688
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	186,502				186,502
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	114,834				114,834
Tenant Services	27,100				27,100
Utilities	400,000				400,000
Maintenance & Operation	290,000				290,000
Protective Services					-
Insurance	85,000				85,000
Payment in Lieu of Taxes (PILOT)	39,200				39,200
Terminal Leave Payments					-
Collection Losses	6,000				6,000
Other General Expense					-
Rents			3,420,000	900,000	4,320,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	1,148,636	-	3,420,000	900,000	5,468,636
Total Principal Payments on Debt Service in Lieu of Depreciation					-
Total Operating Appropriations	1,876,032	-	3,767,000	965,292	6,608,324
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt					-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	1,876,032	-	3,767,000	965,292	6,608,324
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,876,032	-	3,767,000	965,292	6,608,324
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation					-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 1,876,032	\$ -	\$ 3,767,000	\$ 965,292	\$ 6,608,324

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations	\$ 93,801.60	\$ -	\$ 188,350.00	\$ 48,264.60	\$ 330,416.20
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Edison Housing Authority

For the Period: July 01, 2024 to June 30, 2025

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

Line Item:	Public Housing Mgt.	Section 8	Housing Voucher	Other Programs	Total
RAD Consultant	55,000.00				55,000.00
Telephones & Answering Svcs	17,500.00				17,500.00
Office Supplies	17,500.00				17,500.00
STEM Program Expenses	20,000.00				20,000.00
Sundry (IT Exps, Copier Lease, Postage Dues, Advertising, Background Checks)	50,000.00				50,000.00
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS APPROPRIATION DETAIL PAGE

Edison Housing Authority

For the Period: July 01, 2024 to June 30, 2025

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

Line Item:	Public Housing Mgt.	Section 8	Housing Voucher	Other Programs	Total
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Debt Service Schedule - Principal

Edison Housing Authority

If authority has no debt check this box:

	Date of Local Finance Board Approval	2024 (Adopted Budget)	2025 (Proposed Budget)	Fiscal Year Ending in					Total Principal Outstanding
				2026	2027	2028	2029	2030	
CFP Leveraging		\$ 60,000	\$ 65,000	\$ -	\$ 65,000	\$ 70,000	\$ 75,000	\$ -	\$ 275,000.00
TOTAL PRINCIPAL		60,000	65,000	-	65,000	70,000	75,000	-	275,000
LESS: HUD SUBSIDY		60,000	65,000	-	65,000	70,000	75,000	-	275,000
NET PRINCIPAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Indicate the Authority's most recent bond rating and the year of the rating by ratings service.

Moody's	Fitch	Standard & Poors
N/A	N/A	N/A
Year of Last Rating	N/A	N/A

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Edison Housing Authority

If authority has no debt check this box:

	<i>Fiscal Year Ending in</i>						Total Interest Payments Outstanding	
	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029		2030
CFP Leveraging	16,645	13,660	10,424	7,190	7,190	7,190	-	38,464
TOTAL INTEREST	16,645	13,660	10,424	7,190	7,190	7,190	-	38,464
LESS: HUD SUBSIDY	-	-	-	-	-	-	-	-
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Net Position Reconciliation

Edison Housing Authority

For the Period: July 01, 2024 to June 30, 2025

FY 2025 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 1,469,952.00	\$ -	\$ 242,778	\$ (174,452)	\$ 1,538,278
Less: Invested in Capital Assets, Net of Related Debt (1)	2,365,570		3,082	8,739	2,377,391
Less: Restricted for Debt Service Reserve (1)					
Less: Other Restricted Net Position (1)			90,915		90,915
Total Unrestricted Net Position (1)	(895,618)	-	148,781	(183,191)	(930,028)
Less: Designated for Non-Operating Improvements & Repairs					
Less: Designated for Rate Stabilization					
Less: Other Designated by Resolution					
Plus: Accrued Unfunded Pension Liability (1)	905,220		219,807		1,125,027
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	1,660,442		519,164		2,179,606
Plus: Estimated Income (Loss) on Current Year Operations (2)	81,019		27,000	300	108,319
Plus: Other Adjustments (attach schedule)					
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	1,751,063	-	914,752	(182,891)	2,482,924
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)	\$ 1,751,063	\$ -	\$ 914,752	\$ (182,891)	\$ 2,482,924

(1) Total of all operations for this line item must agree to audited financial statements.

(2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.

(3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County \$ 105,994 \$ - \$ 198,000 \$ 48,000 \$ 351,994

(4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2025

Edison Housing Authority

(Housing Authority Name)

**2025 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2025 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Edison Housing Authority

(Housing Authority Name)

Fiscal Year: July 01, 2024 to June 30, 2025

Place an "X" in the box for the applicable statement below:

- It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Edison Housing Authority, on June 21, 2024.
- It is hereby certified that the governing body of the Edison Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Edison Housing Authority, for the following reason(s):

Officer's Signature:	dhurley@edisonha.org
Name:	Deborah Hurley
Title:	Executive Director
Address:	14 Rev Samuel Carpenter Blvd Edison, NJ 08260
Phone Number:	908-561-2525
Fax Number:	908-561-7517
E-mail Address:	dhurley@edisonha.org

2025 CAPITAL BUDGET/PROGRAM MESSAGE

Edison Housing Authority

Fiscal Year: July 01, 2024 to June 30, 2025

Answer all questions below using the space provided.

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend fund. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for the purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these projects?

2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated?

3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared?

4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).

N/A

5. Have the current capital projects been reviewed and approved by HUD?

Provide additional documentation as necessary.

Proposed Capital Budget

Edison Housing Authority
For the Period: July 01, 2024 to June 30, 2025

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>					
Pipe Improvements	\$ 50,000				\$ 50,000
Maintenance Equipment	60,000				60,000
RAD	100,000				100,000
Total	210,000	-	-	-	210,000
<i>Section 8</i>					
	-				
Total	-	-	-	-	-
<i>Housing Voucher</i>					
	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
	-				
Total	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 210,000	\$ -	\$ -	\$ -	\$ 210,000

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

5 Year Capital Improvement Plan

Edison Housing Authority
For the Period: July 01, 2024 to June 30, 2025

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget					
		Year 2025	2026	2027	2028	2029	2030
<i>Public Housing Management</i>							
Pipe Improvements	\$ 50,000	\$ 50,000					
Maintenance Equipment	60,000	60,000					
RAD	100,000	100,000					
Total	210,000	210,000	-	-	-	-	-
<i>Section 8</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 210,000	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

5 Year Capital Improvement Plan Funding Sources

Edison Housing Authority
For the Period: July 01, 2024 to June 30, 2025

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Pipe Improvements	\$ 50,000				\$ 50,000	
Maintenance Equipment	60,000				60,000	
RAD	100,000				100,000	
Total	210,000	-	-	-	210,000	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL	\$ 210,000	\$ -	\$ -	\$ -	\$ 210,000	\$ -
Total 5 Year Plan per CB-4	\$ 210,000					
Balance check						

- If amount is other than zero, verify that projects listed above match projects listed on CB-4.

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

Annual List of Change Orders Approved
Pursuant to N.J.A.C. 5:30-11

Contracting Unit: _____ Edison Housing Authority _____ Year Ending: _____ June 30, 2023

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

--

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)

If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here and certify below.

6/21/2024
Date

dhurley@edisonha.org
Clerk/Secretary to the Governing Body

Appendix to Budget Document

RESOLUTION 2-6-2024

2025 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2024 to June 30, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of June 18, 2024; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority at an open public meeting held on June 18, 2024 that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

6/20/2024
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Brent Scott				X
Barry Telesnick	X			
William Thomas	X			
Lennox Small, Ed. D.	X			
Sonali Patel				X
Toni Johnson	X			
Deborah Andrews	X			

RESOLUTION # 3-6-2024

A RESOLUTION TO ADOPT THE REVISED ADMISSIONS AND CONTINUED OCCUPANCY POLICY AT THE EDISON HOUSING AUTHORITY

WHEREAS, the Admissions and Continued Occupancy Policy for Public Housing Program for the Edison Housing Authority must be revised to comply with changes from HUD, and

WHEREAS, the Admissions and Continued Occupancy Policy for Public Housing Program has been revised to incorporate HOTMA and comply HUD with regulations.

NOW, THEREFORE, Be It Resolved, by the Board of Commissioners of the Edison Housing Authority that the revised Edison Housing Authority Admissions and Continued Occupancy Policy is in compliance with HUD regulations and is hereby adopted.

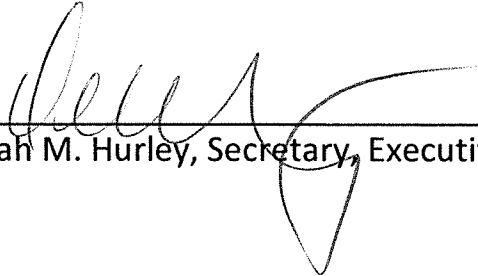
MOVED: Commissioner Toni Johnson

SECONDED: Vice Chairman Lennox H. Small, Ed.D.

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott				X
Commissioner William Thomas	X			

PASSED AND ADOPTED THE 18 day of June, 2024

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting June 18, 2024



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-6-2024

A RESOLUTION TO ADOPT THE REVISED HOUSING CHOICE VOUCHER ADMISSIONS PLAN AT THE EDISON HOUSING AUTHORITY

WHEREAS, the Admissions Plan for the Housing Choice Voucher Program for the Edison Housing Authority must be revised to comply with changes from HUD to incorporate HOTMA, and

WHEREAS, the Admissions Plan for the Housing Choice Voucher Program has been revised to incorporate HOTMA and comply with HUD regulations.

NOW, THEREFORE, Be It Resolved, by the Board of Commissioners of the Edison Housing Authority that the revised Edison Housing Authority Admissions Plan is in compliance with HUD regulations and is hereby adopted.

MOVED: Commissioner William Thomas

SECONDED: Commissioner Deborah Andrews

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott				X
Commissioner William Thomas	X			

PASSED AND ADOPTED THE 18 day of June, 2024

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting June 18, 2024



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION# 5-6-2024

**A RESOLUTION TO AWARD A CONTRACT FOR LANDSCAPING SERVICES AT
ROBERT HOLMES GARDENS AND JULIUS ENGEL GARDENS**

WHEREAS, the Edison Housing Authority manages two Public Housing Developments, Robert E. Holmes Gardens and Julius Engel Gardens, and;

WHEREAS, the Authority must maintain its housing in a decent, safe and sanitary manner, and

WHEREAS, the property must be maintained appropriately at both Julius Engel Gardens and Robert E. Holmes Gardens, and;

WHEREAS, the Authority advertised for landscaping services on May 26, 2024, and;

WHEREAS, the following vendor was the only bid received:

VENDOR	PRICE	TERM
D’Onofrio & Son Inc. Landscaping 47 Van Ness Ter. Maplewood, NJ 07040	\$31,250.00	1 yr.

NOW THEREFORE, be it resolved that the Executive Director, shall execute a contract with D’Onofrio & Son Inc. Landscaping services for the period of July 1, 2024 to April 30th 2025 at a cost not to exceed \$31,250.00 for the year required in the contract for one year.

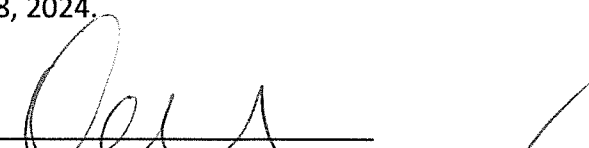
Moved: Commissioner William Thomas

Second: Commissioner Deborah Andrews

	AYES	NAYS	ABTAIN	ABSENT
Chairman Barry Telesnick			X	
Vice Chairman Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott				X
Commissioner William Thomas	X			

PASSED AND ADOPTED THE 18 day of June, 2024

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting June 18, 2024.



Deborah M. Hurley, Secretary

RESOLUTION# 6-6-2024
A RESOLUTION TO AWARD A CONTRACT FOR PEST MANAGEMENT SERVICES AT
ROBERT HOLMES GARDENS AND JULIUS ENGEL GARDENS

WHEREAS, the Edison Housing Authority manages two Public Housing Developments, Robert E. Holmes Gardens and Julius Engel Gardens, and;

WHEREAS, the Authority must maintain the housing in a decent, safe and sanitary manner, and

WHEREAS, the property must be maintained appropriately, the Authority advertised for exterminating services on May 24, 2024.

WHEREAS, the following vendors submitted bids:

VENDOR	PRICE	TERM
Corbett Exterminating 284 Sheffield Street Mountainside, NJ 07082	\$9,600 annually	2 yr.
E&G Exterminators, Inc. 122N Broadway South Amboy, New Jersey	\$7,860 annually	2 yr.

NOW THEREFORE, be it resolved that the Executive Director, shall execute a contract with E&G Exterminators for the period of July 1, 2024 to June 30, 2026 at a cost not to exceed \$7,860.00 for the year required in the contract for two years.

Moved: Commissioner Toni Johnson

Second: Chairman Barry Telesnick

	AYES	NAYS	ABTAIN	ABSENT
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott				X
Commissioner William Thomas	X			

PASSED AND ADOPTED THE 18 day of June, 2024

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting June 18, 2024.



 Deborah M. Hurley, Secretary